

ORDINANCE NO. 020117-Z-12

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12224 ROXIE DRIVE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in File C14-01-0163, as follows:

A 3.18 acre tract of land, more or less, out of the Henry Rhodes Survey, Abstract No. 522, in Williamson County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 12224 Roxie Drive, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. Vehicle storage use is a prohibited use of the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on January 28, 2002.

PASSED AND APPROVED

January 17, 2002

§
§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedra Jefferson
Sedra Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

Field Notes

July 9, 1999 / Job No. 9390-B

All that certain tract or parcel of land situated in Williamson County, Texas, out of the Henry Rhodes Survey, Abstract No. 522 and being that same tract described as 3.18 acres in a Warranty Deed granted to J. D. Miller, et ux, dated December 9, 1998, and recorded as Document No. 9875072, Official Records of Williamson County, Texas, and further described by metes and bounds:

BEGINNING at an iron pin found in the North line of Roxie Drive for the most Southerly corner of Henrich Subdivision, as recorded in Cabinet D, Slide 241, Plat Records of Williamson County, Texas, and the most Easterly corner of said Miller tract and this tract;

THENCE: S 58°28'00" W 566.80 feet with the North line of said Roxie Drive and the South line of said Miller tract and this tract, being the basis for the bearings cited hereon, to an iron pin found for the Southeast corner of Lot 3, Anderson Arbor Redeux, as recorded in Cabinet Q, Slides 329-330, Plat Records of Williamson County, Texas, and the most Southerly corner of said Miller tract and this tract;

THENCE: N 18°18'51" W 664.45 feet with the East line of said Lot 3 and the West line of said Miller tract and this tract to an iron pin found in the West line of that tract described as 2.986 acres in a Warranty Deed granted to Pond Springs Church of Christ, dated June 19, 2000, and recorded as Document No. 2000052117 of said official records for the most Northerly corner of said Miller tract and this tract;

THENCE: with the Northeasterly line of said Miller tract and this tract,

- (1) S 49°44'47" E 47.35 feet to an iron pin found
- (2) S 50°06'01" E 278.29 feet to a pipe found
- (3) S 49°36'07" E 149.40 feet to a pipe found
- (4) S 49°37'25" E 138.30 feet to an iron pin found for an inside ell corner of said Miller tract and this tract;

THENCE: N 39°10'22" E 199.64 feet to an iron pin found for the most Westerly corner of said Henrich Subdivision and the Northeast corner of said Miller tract and this tract;

THENCE: S 46°01'28" E 134.83 feet with the West line of said Henrich Subdivision and the East line of said Miller tract and this tract to the point of Beginning and containing 3.18 acres of land.

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

CCC/oz

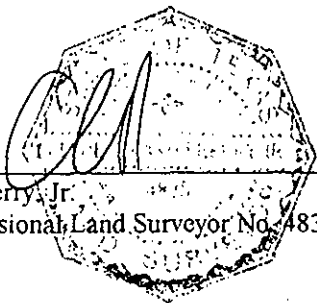
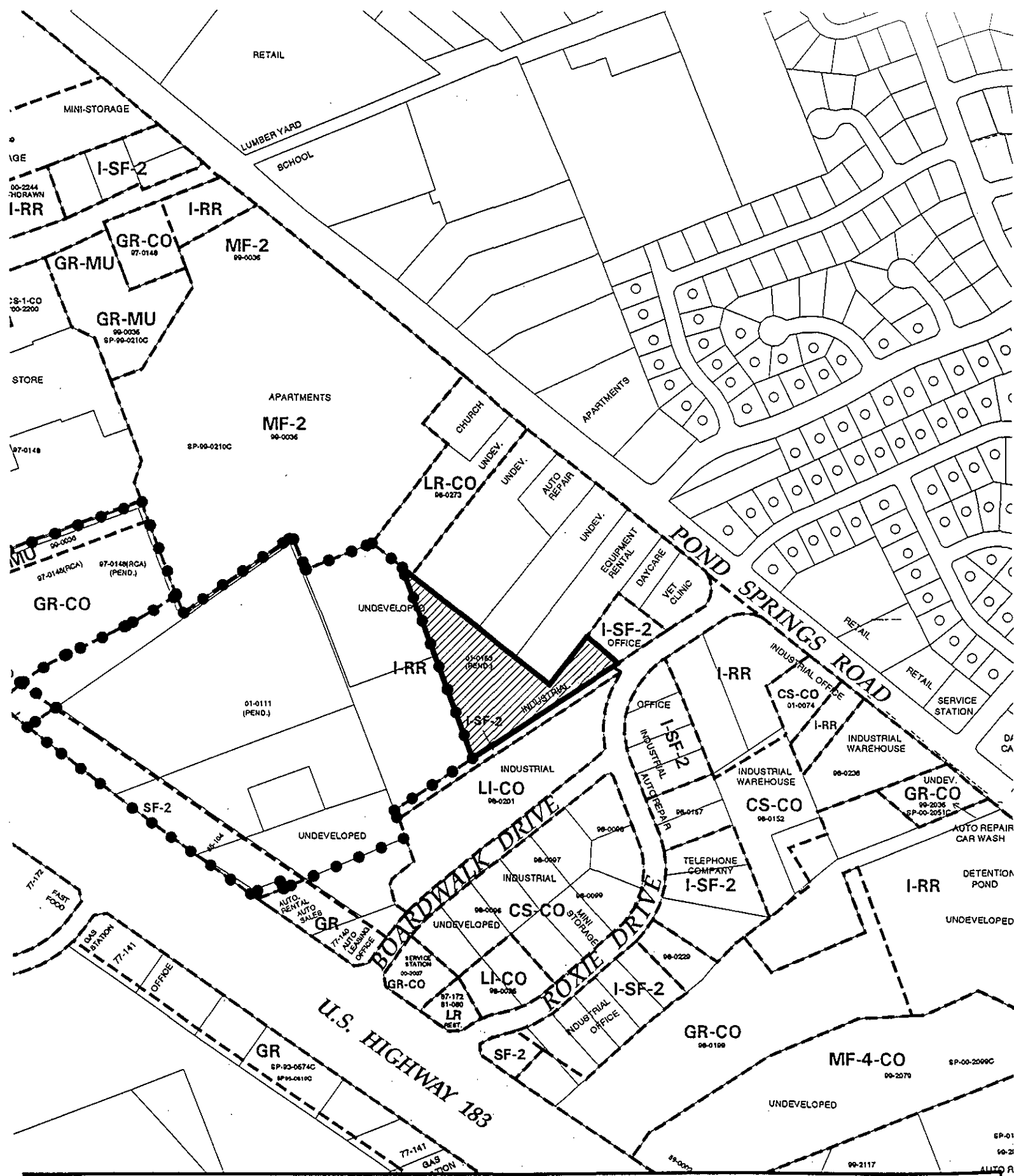


EXHIBIT A



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B CASE #: C14-01-0163 ADDRESS: 12224 ROXIE DRIVE SUBJECT AREA (acres): 3.181	DATE: 01-12 INTLS: SM	CITY GRID REFERENCE NUMBER G37
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S. GAGER				